

For Sale

Guide Price **£210,000** Leasehold



The Old Rectory Old Rectory Drive Colchester CO1 2ZR

OFFERS INVITED - NO ONWARD CHAIN

Connells are pleased to bring to market this two bedroom ground floor apartment located on Old Rectory Drive in the heart of Colchester.

- Energy Rating: C
- Luxurious living
- Double bedrooms
- En-suite to the master bedroom
- Sold with no onward chain

Property Details

Entrance Door

Leading to;

Low level WC, wash hand basin, bath with shower over, storage cupboard, heated towel rail

Kitchen/lounge/diner 20' 1" x 13' 4" (6.12m x 4.06m)

Open plan kitchen, lounge and diner. A lovely space for hosting friends and family this area is both spacious and light with the large window from the lounge allowing natural light to flood the apartment.

The kitchen is fully equipped with all the modern appliances such as an induction hob, integrated oven and fridge/freezer. Modern spotlights light the kitchen.

Bedroom One 14' 1" x 11' 1" (4.29m x 3.38m)

Double glazed window to the side, plenty of storage

Bedroom Two 13' 8" x 9' 9" (4.17m x 2.97m)

Double glazed window, door leading to;

En Suite 6' 9" x 5' 5" (2.06m x 1.65m)

Low level WC, wash hand basin, shower cubicle, heated towel rail

Family Bathroom 9' 9" x 8' 6" (2.97m x 2.59m)



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



Under the terms of the Estate Agency Act 1979 (Section 21), please note that the vendor is an Employee of the Connells Group of companies.

To view this property please contact Connells on

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COLCHESTER CO1 1DA

Tenure: Leasehold

EPC Rating: C

Property Ref: CCH307543 - 0007

This is a Leasehold property with details as follows; Term of Lease 155 years from 01 Jan 2019. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as leasehold packs.

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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